

Clark County Planning Commission
Regular Meeting – 2 p.m.
Wednesday, April 5, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

- | | | |
|---|---|------------------------------------|
| 1. Minutes – January 4, 2006 (Revised) | | <i>Discussion &
Action</i> |
| 2. Minutes – March 1, 2006 (Regular) | | <i>Discussion &
Action</i> |
| 3. Subdivision
SB-2006-1 | Northridge Subdivision No. 13-C – Final
Moorefield Township ~ 6.42 acres ~ 7 lots
West End of Regent Ave. and North End of Cornell St.
Judith A. Kambeitz and Terry A. Hoppes | <i>Discussion &
Action</i> |
| 4. Rezoning Case
Z-2006-3 | Freda Mills-Price
Mad River Township ~ 1 acre
6500 Springfield-Xenia Rd.
A-1 to B-1 (Neighborhood Business District) | <i>Discussion &
Action</i> |
| 5. Rezoning Case
Z-2006-5 | Doug Joos
Green Township ~ 57± acres
Adjacent to 5955 S. Pitchin Rd.
A-1 to AR-5, AR-10, AR-25 (Agricultural/Residential Districts) | <i>Discussion &
Action</i> |
| 6. Rezoning Case
Z-2006-6 | Brenda Gregory
Green Township ~ 3.72 acres
5955 S. Pitchin Rd.
A-1 to AR-5 (Agricultural/Residential District) | <i>Discussion &
Action</i> |
| 7. Rezoning Case
Z-2006-7 | Jacob Metz Estate and F. William Nachtrieb
Harmony Township ~ 18.935 acres
East of Houston Pike and South of I-70
A-1 to AR-10 (Agricultural/Residential District) | <i>Discussion &
Action</i> |
| 8. Rezoning Case
Z-2006-8 | Thomas A. Bennett
Moorefield Township ~ 10.011 acres
5335 East County Line Rd.
A-1 to AR-10 (Agricultural/Residential District) | <i>Discussion &
Action</i> |
| 9. Staff Comments | | <i>Discussion</i> |
| 10. Adjournment | | <i>Action</i> |

Minutes (revised)

Clark County Planning Commission

Regular Meeting ~ 2 p.m.
Wednesday, January 4, 2006

Administrative Building
of the former Springview Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Elliott Turner, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 p.m.

Present: Mr. Elliott Turner, Mr. Lowell Bicknell, Mr. Max Cordle, Ms. Diane Jordan, Mr. Robert Jurick (arrived 2:11), Mrs. Elaine Stevenson, Mr. David Hartley (arrived 2:09), and Mr. Tackett.

Absent: Mr. Allen Perkins, Mrs. Regina Rollins, and Mr. John Detrick.

CPC: 1-1-2006: Minutes ~ December 7, 2005 (Regular Meeting)

Motion by Mrs. Stevenson, seconded by Mr. Cordle to adopt the minutes.

VOTE: Motion carried unanimously.

G-2006-1 Rezoning Case ~ Magnum Enterprises, Inc. ~ German Township ~ 1.02 acres ~ 1270 Upper Valley Pk. ~ B-1 to B-3 (General Business District)

Mr. Tritle presented the report for the rezoning request submitted by Magnum Enterprises, Inc. He highlighted information contained in the staff report and on the maps. The structure is connected to public sewer and water. The building is raised substantially from Upper Valley Pike and is in compliance with flood plain regulations according to the County Flood Plain Administrator. The County Engineer noted that access is only available by Woodcrafter Drive. Additional access off of Rt. 41 or Upper Valley Pike would not be permitted. Drainage appears to be adequate for the present use and the lot is elevated above the surrounding properties. Any other development would have to comply with flood plain regulations. The County Engineer has no objections to this rezoning. Soil Conservation noted that the proposed rezoning should not significantly impact soils or drainage. The Comprehensive Plan shows this area as Community Commercial Development. Quite a bit of the area is zoned business already. The purpose of this rezoning is to have a used automobile dealership on the premises, which fits in with the B-3 zoning. Staff recommends approval from B-1A zoning to B-3.

Mr. Bicknell asked if it could be rezoned to a B-2.

Mr. Tritle responded that B-3 is the category in which a dealership is permitted under the German Township zoning code.

Mrs. Stevenson questioned what would be allowed under the B-3 classification in German Township. She also asked how the lighting would be configured.

Warren Miller, managing partner, stated that he does not know of any significant changes that will be made to the lighting.

CPC: 1-2-2006: G-2006-1 Rezoning Case ~ Magnum Enterprises, Inc. ~ German Township

Motion by Mrs. Stevenson, seconded by Mr. Cordle to recommend **Approval*** to the German Township Zoning Commission and the German Township Trustees for the request of Magnum Enterprises, Inc. to rezone 1.02 acres located at 1270 Upper Valley Pk., German Township, from B-1A (Shopping Center District) to B-3 (General Business District).

* This motion includes the following recommended exclusions to said Approval:

EXCLUDING — Automotive Body Shop; Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business; Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment; Trucking & Motor Freight Station or Terminal; and Mini-Warehouse or Self Storage Facilities.

Chairman Turner called for discussion regarding the motion.

Mr. Jurick expressed continuing concern regarding the lighting and asked Mrs. Stevenson to amend the motion to request that the lighting remain as it is currently with no extension of lighting.

Chairman Turner asked Mrs. Stevenson if she was interested in amending the motion.

Mrs. Stevenson expressed concern for necessary changes in lighting for the new business owner and accepts the owners' commitment to maintain the lighting on the grounds in a manner that will not project into the backyards of the residents to the west. Mrs. Stevenson wishes her motion to stand as stated and seconded.

Mr. Farnsworth stated that German Township updated their signage and lighting requirements a few years ago. This facility and the infrastructure on this site will most likely be required to comply with those requirements and the German Township zoning code. George Degenhart, German Township Zoning Inspector will look at those things as well as parking, aesthetics, and the effect on the neighborhood.

Mr. Jurick asked that his concerns be noted for the record.

Chairman Turner called for further discussion and proceeded with the roll call vote.

VOTE:

Yes: Mr. Bicknell, Mr. Cordle, Ms. Jordan, Mr. Jurick, Mrs. Stevenson, and Mr. Tackett.

Pass: Mr. Hartley.

Motion carried.

Z-2006-1 Rezoning Case ~ Shirley A. Clonch ~ Bethel Township ~ .94 acres ~ 2727 Medway-Carlisle Rd. ~ B-2 to R-1 (Rural Residence District)

Mr. Tritle presented the report for the rezoning request submitted by Shirley A. Clonch. He highlighted information contained on the staff report and on the maps. The applicant wishes to demolish the current structure and place a new structure more toward the center of the property. In order to do that, it must be rezoned "residential" because B-2 does not allow residential uses other than non-conforming grandfathered uses. The County Engineer noted that direct access is utilized through the current driveway and it is assumed that the driveway will continue to be used for the new structure. If not, they would have to obtain a new driveway permit. The County Engineer has no objections to this request. Soil Conservation noted that the rezoning would not significantly impact the soils or drainage and they do not object to the rezoning request. The Utilities Department submitted a letter stating that the property is serviced by public sewer. Planning Staff recommends approval of the rezoning from B-2 to R-1 (Residential District).

CPC: 1-3-2006: Z-2006-1 Rezoning Case ~ Shirley A. Clonch ~ Bethel Township ~ .94 acres ~ 2727 Medway-Carlisle Rd. ~ B-2 to R-1 (Rural Residence District)

Motion by Mrs. Stevenson, seconded by Mr. Bicknell to recommend Approval to the Rural Zoning Commission for the request of Shirley A. Clonch to rezone 0.94 acres located at 2727 Medway-Carlisle Rd., Bethel Township, from B-2 (Community Business District) to R-1 (Rural Residence District).

VOTE:

Yes: Mr. Bicknell, Mr. Cordle, Ms. Jordan, Mr. Jurick, and Mrs. Stevenson.

Pass: Mr. Hartley and Mr. Tackett.

Motion carried.

Staff Comments:

Mr. Farnsworth reported that the subcommittee for Mad River Township proposed modifications will meet Tuesday, January 16, 2006 at 3:00 pm at the Clark County Planning office at 25 West Pleasant Street. Mr. White has submitted some modifications as part of the conversation in December. A copy of the text modifications is available for members. A large map is also available.

A nominating committee for board officers will be appointed at the February meeting.

Board Comments:

Mr. Jurick asked if the Engineer's Office has prepared a report on traffic projections on Enon-Xenia Rd. and Dayton Rd. as a result of recent development.

Mr. Dean Fenton responded that he has attempted to get information from TCC, but has been unsuccessful.

Mr. Jurick asked Mr. Chuck Bauer if he would provide his sources for the information contained in his previous report on sewer capacity.

Mr. Bauer responded that he would.

Adjournment

CPC: 1-4-2006: Adjournment

Motion by Mrs. Stevenson, seconded by Mr. Bicknell to adjourn the meeting.

Motion carried unanimously.

The meeting was adjourned at 2:30 p.m.

Mr. Elliott Turner, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

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Clark County Planning Commission

Regular Meeting ~ 2 p.m.
Wednesday, March 1, 2006

Administrative Building
of the former Springview Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Elliott Turner, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 p.m.

Present: Mr. Elliott Turner, Mr. Lowell Bicknell, Mr. Max Cordle, Ms. Diane Jordan (left 5:10), Mr. Robert Jurick, Mr. Allen Perkins, Mrs. Nora Parker, Mrs. Elaine Stevenson, Mr. John Detrick (left 4:45), and Mr. Tackett (left 4:30).

Absent: Mr. David Hartley.

Minutes ~ February 1, 2006 (Regular Meeting)

Chairperson Turner asked for comments regarding the minutes of the last meeting.

Mr. Cordle pointed out that Mr. Bicknell was mentioned in a motion. Mr. Bicknell was not present at the meeting.

Mr. Cordle also stated that the nominating committee is comprised of Mrs. Stevenson, Ms. Jordan, and Mr. Turner.

CPC: 3-10-2006: Minutes ~ February 1, 2006 (Regular Meeting)

Motion by Mr. Perkins, seconded by Mr. Cordle to approve the minutes with corrections.

VOTE: Motion carried unanimously.

SB-2005-9 Subdivision Case ~ Echo Hills Estates, Section 5 ~ Preliminary and Final ~ Mad River Township ~ 47.009 acres ~ 36 lots ~ PUBLIC HEARING

Mr. Tritle presented the report for the subdivision submitted by Echo Hills Five LLC. He highlighted information contained in the staff report and on the maps. This is the last section of Echo Hills Subdivision to be developed. Lot 83 will not be built on. It will be used in conjunction with the two lots immediately to the east. The County Engineer noted technical items which must be addressed. The LIS Dept. noted that there are items on the record plan which must be addressed. A resolution was passed by the Health District at the February 16, 2006 meeting. Certain stipulations are required as part of the sale of some of the properties. Issues related to wells and septic systems for this plat are noted. Mad River Township is opposed to development of any subdivisions that are not served by public water and sewer. Mr. Tritle explained that if this subdivision is approved "subject to" the comments by the various departments, the applicant would be required to have a memo signed by the individual

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departments indicating that the technical issues noted in the reports are addressed. The Director would not signoff on the plat until the departments are satisfied.

Staff recommended approval of Echo Hills Section 5 (preliminary and final) subject to the comments noted in the staff report. These issues must be satisfied prior to certification by the Planning Director.

Mrs. Parker asked if any of the lots are lower than potential sewer or water lines would be in the event that public sewer and water are installed.

Mr. Shane Farnsworth responded that this phase, as well as the rest of Echo Hills, topographically, is at the higher end of the watershed. The ground generally falls to the northwest and to the west as the streams go. From the standpoint of utility infrastructure, which would be the Village of Enon, water and sewer lines would be traveling in an easterly fashion. A lot of engineering would go into finding the ideal location. The developer has done research to determine whether it is feasible.

Chairperson Turner opened the public hearing and asked for proponents. He then asked for opponents.

Howard White, representative for the Mad River Township Planning Commission, stated that he is not an opponent of the subdivision per se. Mr. White offered some points that he feels need consideration prior to approval of the subdivision. These points are outlined in a letter submitted dated February 22nd. They are concerned about the easements that will be placed on lots 73 and 75 (listed on the plat plan as dedicated natural preservation areas). They feel that questions regarding the easements need to be clarified prior to approval. He listed a second series of questions dealing with the resolution adopted by the Health Dept. on February 15th. The restrictions are rather severe and in one case indicate that they may not be able to get potable water on the lots. He feels that there should be a contingency plan to address this issue. He also noted that most of the drainage will go through lot #68 and will exit the subdivision via a 36" culvert. He listed concerns regarding the fact that the drainage will cause increased flow onto properties outside of the subdivision. Mr. White also questioned whether Hagan Rd. access restrictions will be enforceable. Finally, Mr. White stated that this is a contentious issue in Mad River Township. He urged "transparency of process". Actions should not be deferred to staff. He would like for all actions to come back before the Clark County Planning Commission for a vote (as opposed to the procedure of approval with signoff of staff). Mr. White continued that there is a lot of ill feeling in Mad River Township about the county processes.

Mrs. Stevenson asked Mr. White to clarify his lack of confidence in the county process.

Mr. White answered that it is not his lack of confidence; he again urged the maintaining of a fair and open process. The county process appears not to be responsive to the public.

Mrs. Stevenson replied that she has a problem with that statement because the Planning Commission has strived for openness and they have encouraged the developer to meet with the people who live in this geographic area. She expressed confusion regarding any kind of feeling

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that we are not transparent. She believes that Planning Commission has a very capable, qualified staff.

Mr. White would like to hold staff accountable by having staff bring reports back to the commission prior to taking action, as opposed to deferring to the staff to make sure that it is alright.

Mrs. Stevenson stated that this would call for a procedural change in order to be non-discriminatory.

Pam Cottrel, a resident of 4412 Rebert Pike, expressed concerns about her well. If the septic systems do not perform properly it will affect the water. She also asked if the people who purchase these lots will be notified of the potential problems regarding well and septic issues.

Mrs. Stevenson explained that there is a disclosure form that is given to an interested party before a contract is signed. When lots are sold, there is a list of restrictions that is provided to potential buyers. If someone puts his house on the market, these forms must be completed.

Mr. Jurick asked about the covenants for this subdivision.

Mr. White stated that the covenants do not go into detail.

Mr. Jurick asked what information we can provide to Mad River Township regarding the easements.

Mr. Tritle highlighted the areas in question. He explained that, on the plat map, it says "easement nature preserve area, do not disturb current topography". In the covenants, the last covenant reads: "The easement-nature preservation areas indicated at the end of lots 73 and 75 are considered a part of both lots 73 and 75. These areas are to be maintained as natural areas with no grading to occur within these easement areas". It is up to the lot owner to maintain these areas in a natural state.

Mr. Perkins stated that Mad River Township Trustees have the ultimate power to remove noxious weeds and charge the removable to the property owner. According to the Ohio Revised Code, the trustees must investigate and eradicate.

Chairperson Turner closed the public hearing.

Mrs. Stevenson asked the size of the nature preservation areas.

Mr. Tritle responded that one is 0.093 acres and the second is 0.0170 acres. A tree line encroaches on this area.

Mr. Dean Fenton, representative of the County Engineer's Office, responded to Mr. White's questions. The Engineer's Office does not object to the storm water management plan. Placing a receiving channel on county maintenance is a landowner-initiated process through the Ohio Revised Code. A channel cannot be arbitrarily placed on maintenance. The landowner can

petition the county commissioners to place it on maintenance, and if so, a schedule of benefits is determined and each contributing owner in the watershed is assessed for maintenance (everyone upstream including the abutters of the channel and anyone else that drains into the channel). The complete watershed is included. Assessments are based on benefit. Mr. Fenton explained "ditch maintenance" to the board. Regarding Hagan Rd. access restrictions, these are enforced all of the time and Mr. Fenton does not foresee a problem in this case. He is only aware of one issue concerning an access on Hagan that has been a problem. An illegal access can be removed.

Mrs. Stevenson asked Mr. Fenton's input regarding the potential drainage impact on the McClure property.

Mr. Fenton answered that when his department ran calculations on the culvert, it was determined that the outlet on the existing pipe could use some stabilization. As part of the development plan, the developer proposed a 36" pipe discharge near the present location of the culvert with a substantial amount of rock channel protection to slow down and prevent erosion. The Engineer's Dept. is agreeable with those numbers. Changing from agricultural to residential use typically reduces the overall runoff.

Charles Patterson, representative of the Clark County Combined Health District, asked for questions concerning his department.

Mr. Perkins asked if the Health Dept. is recommending mound systems.

Mr. Patterson responded that this would be determined on a lot by lot basis. Because of the bedrock, they would be looking at mound systems in many of those cases.

Mr. Perkins asked if the Health Dept. is comfortable with this subdivision.

Mr. Patterson explained that they have looked at this more than any other subdivision that they have looked at in the last 5 or 10 years. They have provided many man hours and have also worked very closely with the Ohio EPA and the Ohio Dept. of Health (both of whom brought experts in the field in to advise the county health board) to make the appropriate decision.

Mrs. Parker questioned the wording of two of the health department's recommendations, specifically (c) and (d). She questioned if the language is strong enough.

Mr. Patterson responded that there are no new wells on the new lots so there is no test data. There is extensive test data from the subdivision in the surrounding area. Some elevated nitrates have been found. They have also found some wells right next door that do not have elevated nitrates. In this document they have to say that there is a "potential" because 35 wells might be drilled with no problems, or 35 wells might be drilled and some of them might be contaminated with nitrates from runoff from the agriculture surrounding that area. His department has written the language according to his department's attorney's recommendations.

Mrs. Parker asked if there have been wells that have tested for contaminants other than nitrates.

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Mr. Patterson responded that there has been one maybe two wells that have consistently tested for e-coli.

Mr. Jurick asked what would be done if one of the new wells tested for e-coli.

Mr. Patterson responded that the Ohio Dept. of Health, which is the governing body over private water systems in Ohio, has told him that "private water systems" are not just wells. Private water systems can be hauled water storage tanks, cisterns, etc. There are many things in the code that can qualify as private water systems in the State of Ohio. A pond can be considered a private water system in the State of Ohio. Because of the language that is in the law, they have said that if you drill a well and you cannot get a safe water sample and you cannot get the appropriate filtration or reverse osmosis to make it such, you still have other options of hauled water storage or cisterns. Because of that language, his department cannot reduce its recommendations.

Mrs. Stevenson stated that she has seen a lot of wells in Clark County tested and most of them come back just fine. If there are a certain number that have high nitrates, it is not specific to this particular site. It can happen anywhere.

Mr. Patterson concurred that it can happen anywhere. He continued that the EPA's information (which you can get on the internet) is that there is shallow bedrock in this area that is fractured. They believe that because of that, there is a higher chance that, with agricultural applications, there may be nitrates getting into the ground in that area. Nitrate is typically not a first level contaminant; it is a secondary, which is a concern with babies and some persons that may be highly susceptible to it. It is not the same as e-coli, for instance, which is an indicator of pathogenic bacteria.

Mrs. Stevenson asked if the incidence is higher around agricultural land.

Mr. Patterson replied that it typically is. They can see it in the fractured bedrock here. They can go to the east part of the county where there is 200 ft. of sand and gravel over the fractured bedrock and they find it in wells there at times. Anytime that we put fertilizer, which carries the nitrogen into the soil, there is that possibility.

Mrs. Stevenson stated that she believes that recently the Ohio Department of Health has had a tendency to require more mound systems in this area.

Mr. Patterson responded that there is law which has been passed for household sewage treatment systems. The rules have to be in place by May. The understanding of the preliminary rules is that, in many cases in Clark County, the state is going to require the county to look more toward the mound system because of the limiting layers we have, whether the limiting layer be subsurface water, sand and gravel, or bedrock.

Robin Barry, supervising sanitarian, stated that only about 6% of the soils in Clark County will be suitable for anything other than mound systems.

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Mr. Tackett asked if, because this subdivision has been more controversial than others in the community and also because the nitrates run throughout the county, Mr. Patterson would consider this project as safe as any other projects throughout the county.

Mr. Patterson answered that, with the parameters that the Board of Health has put into place, the answer is yes. Without those parameters, the answer would be no. That is why the Board of Health has spent the time and has come up with this set of recommendations to move forward.

Mr. Jurick asked if this plat has an active owner's association.

Mr. Farnsworth responded that he doesn't believe that an owner's association was created in the first phases.

Mr. Jurick asked if there is a problem with just making a motion for preliminary approval and then having the final at another time.

Mr. Farnsworth responded that the applicant has elected to combine the preliminary and final into one application. There may be some latitude to discuss it with the applicant.

Mr. Perkins asked how this would help the board.

Mr. Jurick answered that the motion that he is contemplating is because of the questions and because of the issue of transparency. He would like to postpone it one month to get answers for Mad River Township. He continued that it is a very beautiful area.

Mr. Cordle asked Mr. Jurick what answers he doesn't he have.

Mr. Jurick responded that he doesn't know how the acreage that has these conditions is going to be maintained. He does not understand how it will be enforced. He does not know how they will keep someone from cutting down the trees in that area without some way of enforcement.

Mrs. Stevenson answered that it would be a deed restriction.

Mr. Jurick continued that he feels that if an area is designated as a natural area, it should be taken beyond the whim of a landowner.

Mr. Tritle read the portion of the covenants relating to the natural areas (easements) on lots 73 and 75.

After additional discussion, Mr. Perkins stated that, in his opinion, a thirty day delay won't make a difference.

Mr. Jurick stressed that what good are deed restrictions without some organization, beyond landowners, to provide enforcement. He also stated that he does not like combined preliminary and final subdivision submissions.

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Mr. Farnsworth reiterated that a preliminary/final submission is elected by the applicant. If there are problems or if the information is incomplete and the lack of information causes major difficulties, the staff will make a negative recommendation. The hope is that, if there is a negative recommendation, the applicant will either withdraw or request to table the case so that when the application comes before the board those issues are resolved.

Mr. Farnsworth explained that Echo Hills Subdivision is a transition property that was approved prior to "Crossroads" from a zoning standpoint but now it is coming in from a technical standpoint after "Crossroads". Because of this, there is some confusion. Under the current recommendations of "Crossroads", future developments are going to be directed to public water and public infrastructure.

Mrs. Stevenson stated that "Crossroads" was put together as a guideline.

Mr. Farnsworth replied that it is our guideline for future land use.

Mrs. Stevenson talked about the statement: "discourages this type of development". This statement has been made before and she asked for clarification.

Mr. Farnsworth replied that it refers to rural residential or residential development with on-site well and septic systems.

Mrs. Stevenson stated that the only Mad River Township item that has not been fully addressed is that of Health Dept. restrictions that Mad River Township stated could potentially make this property impossible to sell. She sees nothing so far to indicate that this property will become unmarketable.

Mr. Bob Holland, developer, responded that they have a list of six or seven people who are waiting to buy properties. He gave a brief history of this section of Echo Hills. He also stated that should public sewer become available, the area is very amenable.

CPC: 3-11-2006: SB-2005-9 Subdivision Case ~ Echo Hills Estates, Section 5 ~ Preliminary and Final ~ Mad River Township

Motion by Mr. Perkins, seconded by Ms. Jordan to grant Approval of the preliminary/final submission of Echo Hills Estates, Section 5 located on the east side of Hagan Road, south of Rebert Pike and north of Echo Hills Ave. in Mad River Township, subject to the conditions of the County Engineer and Staff.

VOTE:

Yes: Mr. Bicknell, Mr. Cordle, Ms. Jordan, Mrs. Parker, Mr. Perkins, Mrs. Stevenson, and Mr. Detrick.

No: Mr. Jurick and Mr. Tackett.

Motion carried.

SB-2006-3 Subdivision Case ~ Creekside Condominiums ~ Preliminary and Final ~ Mad River Township ~ 14.500 acres ~ 1 lot ~ PUBLIC HEARING

Mr. Tritle presented the report for the subdivision submitted by White Oak Communities, Inc. He highlighted information contained in the staff report and on the maps. The board will be approving one lot plus the roadway. There will be fifteen four-unit buildings and an internal private street network, and some easements for sewer and water on this property. The County Engineer noted minor items that need to be completed on the stormwater plan, the construction plans, the record plat, and the cost estimate. The County Engineer's LIS Dept. noted nine items regarding the actual approval of the survey of the plat. The County Utilities Dept indicated that they have reviewed the revised preliminary and final plans submitted by the project engineers. Based on their review, the revised plans address the comments previously made by the department with the exception of two issues which are being addressed by the design engineer. County Planning stated that they are not aware of the final PD-R being recorded as required by the Zoning Regulations. This must be accomplished prior to the recording of this plat. The department has requested that the developer coordinate the naming and addressing of the private streets within the condo development.

Staff recommended approval subject to the items and issues noted by the County Engineer, the LIS Dept., and the County Utilities Dept. These items must be addressed prior to sign-off by the Planning Director.

Chairperson Turner opened the public hearing and asked for proponents.

Scott Sands, engineer for the project, offered his thanks to the County Planning Staff, the County Engineer's office, and the Utility Dept. for the excellent communication. He stated that it is nice to have input and it is helpful for developing plans for this type of project. They have addressed all of the major comments up to this point and are in the process of finalizing the few minor issues that remain. He asked for questions.

Mr. Jurick asked about the stub road on Hunter's Glen. He stated that his diagram does not show it extending in to the other road.

Mr. Sands explained that, on the preliminary, it did not connect. After the preliminary was submitted, the County Engineer's office asked them to make that connection, due to traffic flow, emergency vehicle access, etc. The final does show that the connection is to be made.

Mr. Jurick asked if there would be a walkway for people to access shopping.

Mr. Sands responded that there is an existing paved driveway along the fence line. This will be turned into a bike path or sidewalk. There will be a sidewalk from the entrance into the condominiums. There will be good connectivity and walkability.

Mrs. Stevenson asked for an explanation regarding emergency vehicle access.

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Mr. Sands provided an explanation by referring to the map.

Mr. Jurick asked if there would a connection to The Willows.

Mr. Sands answered that he thinks the developer has spoken to the homeowner's association at The Willows and, at this time, The Willows has declined to have that connectivity.

Mr. Perkins asked about required (tree) buffers.

Mr. Farnsworth responded that it would be part of the recorded document.

Kathy Estep, Mad River Township Trustee, stated that the three trustees are in favor of this development. Scott Owens presented the information to the Mad River Township Planning Committee. They are pleased with this development and feel that it is an appropriate location and use of the property.

Chairperson Turner asked for opponents. There being none, he closed the public hearing.

CPC: 3-12-2006: SB-2006-3 Subdivision Case ~ Creekside Condominiums ~ Preliminary and Final ~ Mad River Township

Motion by Mr. Cordle, seconded by Mr. Perkins to grant **Approval** of the preliminary/final submission of Creekside Condominiums located behind 7601 Dayton-Springfield Rd. in Mad River Township, **subject to** addressing the issues and comments of the County Engineer, the LIS Dept., and the County Utilities Dept.

VOTE: Motion carried unanimously.

SB-2006-2 Subdivision Case ~ Northridge Subdivision No. 30-B ~ Final ~ Moorefield Township ~ 8.841 acres ~ 13 lots

Mr. Tritle presented the report for the subdivision submitted by Michael K. and Sherri L. Hufford. He highlighted information contained in the staff report and on the maps. This was zoned PD-M (Planned Development-Mixed Use) because there will be single-family, multi-family, and some commercial development. The 30-B section consists of single-family and condominium lots. The County Engineer noted nine items on the record plan which need to be addressed. The County Utilities Dept. reviewed the revised final plans for 30-B which address all of the items on the February 9th comment letter.

County Planning Staff has noted the Crossroads Plan shows this as medium density residential (4-6 dwelling units per acre). This is part of a PD-M. The PD-M plan must be recorded prior to the plat being recorded. PD-M rezoning is two-phase. The rezoning is the preliminary and the platting based on the final plans will require that the PD-M plan also be recorded. The owner and developer are the Huffords at this present time, yet on the signoff sheet it shows that Hoppes will be signing off on the Acknowledgement Statement. It is noted on 30-A that this

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cannot be accomplished until Hufford transfers the property into the name of Hoppes. If that does not occur, the Acknowledgement Statement will have to change to reflect the current owner at that time. Prior to recording, Hoppes will own the property and the Acknowledgement Statement will be correct.

Staff recommended approval subject to addressing the comments of the County Engineer and the LIS Dept., rectifying the Acknowledgement Statement to make it coincide with the owner of record, and recording of the PD-M plan. This must all be accomplished prior to Certification by the Planning Director.

Mr. Jurick asked if the PD-M is just for this parcel.

Mr. Tritle explained that it is the entire area known as the Haerr Farm.

Mr. Jurick stated that it would be helpful to have that information in the board packets. He asked the number of residents that will be in that area.

Mr. Farnsworth responded that staff would have that information for the board at next month's meeting.

Mrs. Stevenson asked for clarification regarding emergency equipment. Emergency response routes and cul-de-sacs were discussed.

CPC: 3-13-2006: SB-2006-2 Subdivision Case ~ Northridge Subdivision No. 30-B ~ Final ~ Moorefield Township

Motion by Mr. Perkins, seconded by Mrs. Parker to grant **Approval** of the final submission of Northridge Subdivision No. 30-B located east of Ridgewood Rd. East and west of Middle Urbana Road in Moorefield Township, **subject to** addressing the comments of the County Engineer and the LIS Dept., rectifying the Acknowledgement Statement to make it coincide with the owner of record, and recording of the PD-M plan.

VOTE: Motion carried unanimously.

TE-2006-1 Time Extension ~ Prairie Bluff ~ Moorefield Township ~ 29.769 acres ~ 21 lots

Mr. Tritle presented the report for the subdivision time extension submitted by Larry and Susan Taylor. He highlighted information contained in the staff report and on the maps.

Staff recommended approval of a two-year time extension until August 6, 2007.

Minutes

Clark County Planning Commission

CPC: 3-14-2006: TE-2006-1 Time Extension ~ Prairie Bluff ~ Moorefield Township

Motion by Mr. Cordle, seconded by Mr. Detrick to grant **Approval** of the time extension for Prairie Bluff Subdivision, located on the east side of Prairie Road, south of County Line Road in Moorefield Township.

Mrs. Parker asked if this subdivision is required to honor rule changes that have taken place since the original approval.

Mr. Farnsworth responded that, as part of the review of a time extension, the different county offices look at changes and make recommendations. Additional requirements will be placed on this development.

Mrs. Parker asked if the County Engineer has received the updated cost estimate, as requested.

The answer was no.

VOTE:

Yes: Mr. Bicknell, Mr. Cordle, Ms. Jordan, Mr. Perkins, Mrs. Stevenson, Mr. Detrick, and Mr. Tackett.

No: Mr. Jurick (vote changed) and Mrs. Parker.

Motion carried.

P-2006-1 Rezoning Case ~ Milton C. and Paula K. Palmer ~ Pike Township ~ 14.09 acres ~ 5150 Spence Rd. ~ A-1 (Agricultural District) to I-1 (Industrial District)

Mr. Tritle presented the report for the rezoning request submitted by Milton C. and Paula K. Palmer. He highlighted information contained on the staff report and on the maps. The applicant wishes to rezone 14.09 acres out of 50 acres. The County Engineer noted that access would be along Spence Rd. which is a minor collector. The present road is not sufficient in width or strength to accommodate anticipated heavy traffic. Significant improvements would be necessary to stabilize the road base and widen the wearing surface for the intended use. Additional right of way, roadside ditches, etc. may also impact the overall costs to upgrade the roadway. The public road portion of Spence Road terminates at the section line, which is also the south line of the tract being requested for rezoning. Concerning drainage, the site appears to have two predominant soils both with poor drainage characteristics. The ground is fairly flat, with less than 1% slope. The site would also have to comply with the County's Stormwater Regulations. The County Engineer objects to the proposed rezoning based on the location and site limitations.

Planning Staff noted that the area being requested does not comply with the Crossroads Comprehensive Plan. Staff agrees with the Engineer's statement that the access is not conducive to heavy traffic, especially trucks. Planning Staff recommends denial of this request.

Mr. Bicknell asked if there was a report from the EPA.

Minutes

Clark County Planning Commission

Mr. Farnsworth responded that Staff has not seen any documentation from the Ohio EPA.

Mr. Bicknell asked if sewer and water are available.

Mr. Farnsworth answered that the closest would be North Hampton which is approximately one mile away.

Mr. Bicknell asked if they would hook up to that sewer and water.

Mr. Jim McNulty, a representative for deAm-Ron Building Systems, explained that the company would be doing business as DBS Prestress of Ohio. They are located in Huber Heights at the corner of Rt.4 and I-70. They will be relocating to the property in question.

Mr. Detrick said that the applicant has made a bad choice of roads (the property is located in the middle of an agricultural area). This is not a good location.

Mr. McNulty responded that they understood that the road would be a problem. They liked the fact that there is area to grow. State Rt. 41 is convenient for suppliers and for access to the interstates. There is a good labor pool in Clark County.

Mr. Detrick asked how many people would be employed.

Mr. McNulty answered that they would have around twenty employees to start.

Mr. Bicknell asked if they have contacted North Hampton regarding sewer and water.

Mr. McNulty responded that they have talked with the trustees, Todd Andrus, and with the EPA (Joe Reynolds). The property would have to be on a septic system which would fall under the Health Dept. guidelines.

Mr. Detrick asked what Mr. Reynolds from the EPA had to say.

Mr. McNulty said that he did not feel that it was going to be a problem. There had not been a soil test done at this point.

If this site does not work out, Mr. Tackett offered any assistance that the County can provide to help the company with the development.

Mr. McNulty stated that he did not receive the County Engineer's report until late Thursday evening. The company's geotechnical engineer is located in Evansville, Indiana. There was not enough time to prepare adequately for this meeting.

Mr. Detrick stated that after this meeting, the case would move on to Pike Township, which is the final word.

Minutes

Clark County Planning Commission

Mr. McNulty responded that his company likes the location of this property. They are not a retail facility and do not require a high profile location (expensive industrial property). They want a place to grow and a 50 acre tract in an industrial park is almost impossible to find.

Mr. Detrick explained that we have a set of rules and this use does not fit in with the agricultural area in Pike Township.

Mrs. Stevenson asked how long the company has owned this property.

Mr. McNulty answered that they do not own the property yet.

Mr. Perkins asked Robin Barry from the Health Dept. to clarify some issues.

Robin Barry said that Ohio EPA would have jurisdiction because the business is "other than a household sewage treatment system". Our regulations deal with household only. Twenty-five people or less are under the jurisdiction of the local health district. In her opinion, the two soils described are not suitable for any type of onsite sewage treatment.

CPC: 3-15-2006: P-2006-1 Rezoning Case ~ Milton C. and Paula K. Palmer ~ Pike Township ~ 14.09 acres ~ 5150 Spence Rd. ~ A-1 (Agricultural District) to I-1 (Industrial District)

Motion by Mr. Perkins, seconded by Mr. Cordle to recommend **Denial** to the Pike Township Zoning Commission and the Pike Township Trustees for the request of Milton C. and Paula K. Palmer to rezone 14.09 acres located at 5150 Spence Rd. in Pike Township, from A-1 (Agricultural District) to I-1 (Industrial District).

VOTE: Motion carried unanimously.

P-2006-2 Rezoning Case ~ Woodlawn Farms Partnership ~ Pike Township ~ 2 acres ~ 9737 Troy Rd. ~ A-1 (Agricultural District) to R-1 (Rural Residence District)

Mr. Tritle presented the report for the rezoning request submitted by Woodlawn Farms Partnership. He highlighted information contained on the staff report and on the maps. The applicant wishes to rezone 2 acres (existing house) out of 120 acres. The County Engineer noted that access is located along Troy Rd. The site appears to drain satisfactorily under the present agricultural use and no significant change is anticipated as a result of the rezoning. The County has no objection to the rezoning, however since the area is less than five acres, variances would have to be obtained. Soil Conservation noted that the property is well drained and is not subject to flooding. The County Health Dept. did not object because the house, septic system, and well already exist.

The Planning Department noted that the map which was included with the application does not show exactly what area is to be rezoned. A variance for the frontage requirement will be required through Pike Township.

Without sufficient information provided in the way of a legal description or a usable map, Staff recommends denial of this request.

Mr. Bob Kaffenbarger, applicant, explained that in order to form an S-corporation with his son, he must separate the house in which he lives from the rest of the farm so that he does not have to pay rent to the corporation. Pike Township Appeals Board has granted a variance for the frontage and lot requirements. The Health Dept. determined that there is enough room for a backup septic system.

Mr. Jurick asked if this is a common situation with S-corporations.

Mr. Farnsworth responded that this is a very big issue in the farming community. When land is acquired, lotsplits are occurring, not for development, but to remove the houses out of the corporation. Most farm corporations do not want to be landlords. There are many inquiries, questions, and requests through our office for situations like this.

Mr. Jurick asked if it has to go before rezoning or could it just be a lotsplit.

Mr. Farnsworth answered that, under Pike Township zoning, there is a 40 acre minimum so any parcel being created, which is less than 40 acres, requires it to be rezoned.

Mrs. Parker asked if the only problem is that the numbers are not on the drawing.

Mr. Tritle explained that we need to know exactly where the property is located.

Mrs. Parker then asked if the board could make a conditional approval.

Mr. Farnsworth responded that Pike Township has its own zoning. This board will give a recommendation. The application will go on to Pike Township Zoning Commission and then on to the Pike Township Trustees. This issue can be resolved before the Pike Township Zoning Commission. He explained that zoning deals with parcel lines and boundaries.

CPC: 3-16-2006: P-2006-2 Rezoning Case ~ Woodlawn Farms Partnership ~ Pike Township ~ 2 acres ~ 9737 Troy Rd. ~ A-1 (Agricultural District) to R-1 (Rural Residence District)

Motion by Mr. Detrick, seconded by Mrs. Stevenson to recommend **Approval** to the Pike Township Zoning Commission and the Pike Township Trustees for the request of Woodlawn Farms Partnership to rezone 2 acres located at 9737 Troy Rd. in Pike Township, from A-1 (Agricultural District) to R-1 (Rural Residence District) **subject to** definition of the property boundaries.

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, Mr. Perkins, Mrs. Stevenson, and Mr. Detrick.

No: Mr. Cordle.

Minutes

Clark County Planning Commission

Motion carried.

CR-2005-97 ~ Crossroads Comprehensive Plan ~ Text Modifications ~ Mad River Township

Shane Farnsworth gave a brief history of the township's modification efforts. In November of 2005 a Clark County Planning Commission subcommittee was formed to work with Mad River Township. Final modifications were adopted by the Mad River Township Trustees in February 2006. Six modifications to the recommendations under the "Crossroads Goals, Objectives and Strategies" are being requested. If the commissioners adopt these modifications at the public hearing, the modifications would be infused into the existing text recommendations.

Mr. Howard White, Mad River Township representative, thanked the subcommittee members.

Mr. Perkins stated that it was a very productive time. The Clark County Planning Commission wants to work together with Mad River Township.

Mrs. Stevenson asked for clarification regarding "no residential construction within a ¼ statute mile of any large animal farm operation".

Mr. Farnsworth responded that this it is a CAFO (concentrated animal farm operation). It is also referred to as a "mega-farm."

Mr. White explained that they are recommending that you not put a subdivision there.

Mrs. Stevenson stated that "prohibit" and "require" are not recommendations.

Mr. Farnsworth explained that the Comprehensive Plan is a recommendation. The legality of these terms needs to be reviewed by the County Prosecutor.

Mr. Cordle asked that the modifications be sent to the Prosecutor before they are forwarded to the County Commission.

CPC: 3-17-2006: CR-2005-97 ~ Crossroads Comprehensive Plan ~ Text Modifications ~ Mad River Township

Motion by Mrs. Stevenson, seconded by Mr. Perkins to recommend Approval of the Crossroads Comprehensive Plan - Text Modifications to the Board of County Commissioners with the stipulation that the Text Modifications be forwarded to the County Prosecutor for review.

VOTE:

Yes: Ms. Jordan, Mr. Jurick, Mr. Perkins, Mrs. Parker, and Mrs. Stevenson.

No: Mr. Bicknell and Mr. Cordle.

Motion carried.

Minutes

Clark County Planning Commission

CR-2005-96 ~ Crossroads Comprehensive Plan ~ Map Modifications ~ Mad River Township

There was a discussion regarding the terms “local business”, “office”, and “commercial”. The main areas of confusion included:

1. the fact that some “local businesses” are not properly colored (red) as such on the proposed map.
2. “commercial” is not mentioned on the legend of the proposed map.

CPC: 3-18-2006: CR-2005-96 ~ Crossroads Comprehensive Plan ~ Map Modifications ~ Mad River Township

Motion by Mr. Jurick, seconded by Mrs. Parker to recommend Approval of the Crossroads Comprehensive Plan – Map Modifications to the Board of County Commissioners with the stipulation that the “local business” areas along Dayton-Springfield Rd. be identified by color (red) on the map.

There was further discussion regarding making a notation on the map legend that “office” and “local business” are both under “commercial” in the text.

Amended motion by Mr. Jurick, second by Mrs. Parker to recommend Approval of the Crossroads Comprehensive Plan – Map Modifications to the Board of County Commissioners with the stipulations that the “local business” areas along Dayton-Springfield Rd. be identified by color (red) on the map, and an asterisk and statement be placed on the legend stating that “office” and “local business” are under the category of “commercial” in the text.

VOTE:

Yes: Mr. Bicknell, Mr. Jurick, Mr. Perkins, Mrs. Parker, and Mrs. Stevenson.

No: Mr. Cordle.

Motion carried.

Mr. Bicknell suggested that Mad River Township become part of Enon so that they do not have to deal with the county. They are not happy with the County Commissioners, the County Engineer, the Health Dept. and they question everything that everyone does.

Mr. Cordle interjected that they are not happy with the Comprehensive Plan.

Mr. Bicknell agreed.

Mr. White replied “if you didn’t have us, you wouldn’t have to spend so much time meeting”.

Mr. Bicknell explained that he was serious.

Minutes

Clark County Planning Commission

Report from the Nominating Committee

Mr. Elliott reported that the committee's recommendation is to elect Mr. Shane Farnsworth as Secretary, Diane Jordan as Vice-Chairperson, and Mr. Max Cordle as Chairperson.

Election of Secretary

Chairperson Turner asked if there were any other nominations for Secretary from the floor. There being none, he closed nominations. Shane Farnsworth was the only nominee for Secretary of the Clark County Planning Commission.

CPC: 3-19-2006 Election of Secretary

Motion by Mrs. Parker, seconded by Mr. Bicknell to close nominations for Secretary of the Clark County Planning Commission.

Chairperson Turner called for a vote.

VOTE: Motion carried unanimously.

Election of Vice-Chairperson

Chairperson Turner asked if there were any other nominations for Vice-Chairperson from the floor. There being none, he closed nominations.

CPC: 3-20-2006 Election of Vice-Chairperson

Motion by Mrs. Parker, seconded by Mr. Bicknell to close nominations for Vice-Chairperson of the Clark County Planning Commission. Diane Jordan was the only nominee for Vice-Chairperson of the Clark County Planning Commission.

Chairperson Turner called for a vote.

VOTE: Motion carried unanimously.

Election of Chairperson

Chairperson Turner asked if there were any other nominations for Chairperson from the floor. There being none, he closed nominations.

CPC: 3-21-2006 Election of Chairperson

Motion by Mrs. Parker, seconded by Mr. Bicknell to close nominations for Chairperson of the Clark County Planning Commission. Max Cordle was the only nominee for Chairperson of the Clark County Planning Commission.

Minutes

Clark County Planning Commission

Chairperson Turner called for a vote.

VOTE: Motion carried unanimously.

Staff Comments:

None.

Board Comments:

None.

Adjournment

CPC: 3-22-2006: Adjournment

Motion by Mrs. Stevenson, seconded by Mr. Cordle to adjourn the meeting.

Motion carried unanimously.

The meeting was adjourned at 5:27 p.m.

Mr. Elliott Turner, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Northridge 13-C (FINAL)

To: Clark County Planning Commission	Date of Meeting: April 5, 2006
From: Planning Staff	Date of Report: March 27, 2006

Subdivision Information: Moorefield Twp. - Section 27, Town 5, Range 10; located at the west end of Regent Ave. and at the north end of Cornell St..

Owner: Judith A. Kambeitz & Terry A. Hoppes
Developer: Hoppes Builders & Development Co.
Surveyor: Hoppes Engineering & Surveying Co.
Engineer: Hoppes Engineering & Surveying Co.

Request: To subdivide 6.420 acres into 7 lots for condo & commercial development
Facilities: Public water and sewer.

Platting History

This property is currently zoned B-4 (Heavy Business) & B-2 (Community Business).

Below are comments from the various county agencies:

County Engineer

The County Engineer received the revised plans for the above referenced subdivision on March 21, 2006. Most items from the review comments submitted at Technical Review, dated March 15, 2006 have been addressed in a satisfactory manner. The remaining items are minor in nature and must be fully addressed, prior to plan approval and/or construction (See below):

The County Engineer has no objection to the proposal to subdivide 6.42 acres into 7 lots for Northridge Subdivision No. 13, Part C subject to the attached comments.

1. Estimate
 - a. Add 2-5 basins
 - b. Price for sidewalk seems low
 - c. Revise as needed per the comments below
2. Cover Sheet
 - a. Revise the general summary as needed to address any comments below, which affect quantity changes.
3. Sheet 1
 - a. Remove the existing curbing on Regent to 6+00 left and right
 - b. Remove the pavement full width back to 6+00, with a sawcut to avoid establishing a butt joint within the intersection.
 - c. Prefer the post developed runoff from Lot 13 not drain onto the roadway; It is requested to stub or extend a storm onto lot 13, to intercept sheet flow from the drive behind the walk line, and possibly extend a section due west to collect flow between lot 14 and lot 13
4. Sheet 2
 - a. Fix vertical curve label in Cornell profile
 - b. The 15' dimension is shown wrong for the waterline easement on Security
 - c. Quantities for curb and pavement repair for the waterline tap?

5. Sheet 3

- a. Revise the detailing on Regent @ Cornell, relative to curb and pavement removed

6. Sheet 4

- a. Revise the limiting stations for Regent to 6+00

7. Sheet 6

- a. Remove headwall detail, add a detail for the modified 2-5 with orifice.
b. Remove #9 as bedding material, as thus material does not meet the requirements of 703.11.

8. Sheet 7-12

- a. Note: Proposed Grade and leader line is not consistent with the plan typical section or profile grade notes

9. Sheet 12

- a. Remove the riser pipe detail if it's not required.

(See March. 24, 2006 memo)

County Engineer

LIS Dept.

Plans are satisfactory with certain minor changes.

County Utility Department

The Clark County Utilities Department has reviewed the revised final plan set for Northridge Sec. 13-C, prepared by Hoppes Engineering and Survey Company. The revised plan set was received by our office on March 21, 2006.

Based on our review, the revised plan address the comments made in our March 17, 2006 comment letter.

County Planning

This property is classified by the Clark County **CROSSROADS** Land Use Plan as "Mixed Use" and "Community Commercial". The chart below indicates the current and proposed uses/zoning based on the plans as submitted which state - **"it is intended to rezone Lots 10, 11, 12, & 13 to R-4 prior to development of those lots"**:

LOT #	CURRENT USE	PROPOSED USE	CURRENT ZONING	PROPOSED ZONING
10	vacant	condos	B-4	R-4
11	vacant	condos	B-2	R-4
12	vacant	condos	B-2	R-4
13	warehouse	condos	B-4	R-4
14	machine shop	machine shop	B-4	B-4
15	vacant	commercial use	B-2	B-2
16	vacant	commercial use	B-2	B-2

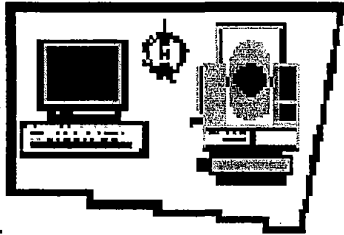
The condo development cannot occur without rezoning Lots 10 thru 13 as noted above. The commercial uses for Lots 15 & 16 are not indicated at this time.

Recommendation

The Planning Staff recommends approval of the Final Plat for Northridge 13-C subject to the complying with and/or correcting comments per the County Engineer's Office & LIS Department.

Attachments:

1. County Engineer's Letter
2. County Utilities Dept. Letter
3. Vicinity Map
4. Final Plat



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 24, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Senior Planner

Re: **Northridge Subdivision No. 13, Part C**
Final

Mr. Tritle,

The County Engineer received the revised plans for the above referenced subdivision on March 21, 2006. Most items from the review comments submitted at Technical Review, dated March 15, 2006, have been addressed in a satisfactory manner. The remaining items are minor in nature and must be fully addressed, prior to plan approval and/or construction (See attachment).

The County Engineer has no objection to the proposal to subdivide 6.42 acres into 7 lots for Northridge Subdivision No. 13, Part C subject to the attached comments.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Paul W. DeButy P.E. – Deputy – Engineering/Planning
Ned G. Weber, Deputy – Operations/Maintenance
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent

Donald Boyle – Road Superintendent
Mark Niccolini – Drainage Maintenance Superintendent
Lew Richards – Traffic Supervisor
William A. Pierce, P.S. – LIS Director

Northridge 13-C
March 24, 2006

- 1) Estimate
 - a) Round units to the nearest whole number
 - b) Minor revisions attached in email
- 2) Record Plat
 - a) Subject to the review and approval of the Tax Map Dept.
 - b) Revise the Surveyor's Statement to reflect an updated month and year.
- 3) Sheet 2
 - a) Items for the pavement repair should be combined into Item 253 Pavement Repair, per square yard with a typical repair section included in the plans.
- 4) Sheet 4
 - a) With the proposal to salvage the section from 5+39.67 to 5+99.85, include a typical section for this section, showing the 1- ¼ milling and 1¼ surface being placed over the milled surface.
- 5) Sheet 6
 - a) The detail for the 2-5 needs updated with ODOT SCD 3.2. The sloped grate does not appear appropriate for the intended use and a manhole should be considered instead.
 - b) Manhole standard needs updating to ODOT SCD MH 1.2.
- 6) Sheet 7-12
 - a) Sheet 8 – station 3+56 ; Revise to show the pipe stubbed left to intercept runoff between lot 16 and the storage facility.
 - b) Note: Proposed Grade and leader line is not consistent with the plan typical section or profile grade notes

CLARK COUNTY DEPARTMENT OF UTILITIES

Garfield Building
25 W. Pleasant Street
P.O. Box 1303
Springfield, Ohio 45501-1303
Telephone (937) 328-2493; Fax (937) 328-2616

Alice Godsey, P.E.
Director of Utilities

Christopher Neary
Business Systems Manager

March 24, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Mr. Phil Tritle, Senior Planner

Re: Review Comments -Final
REVISED Plans, Northridge Sec.
13-C, Northridge, Ohio

Mr. Tritle,

The Clark County Utilities Department has reviewed the revised final plan set for Northridge Sec. 13-C. prepared by Hoppes Engineering and Survey Company. The revised plan set was received by our office on March 21, 2006.

Based on our review, the revised plans address the comments made in my March 17, 2006 comment letter.

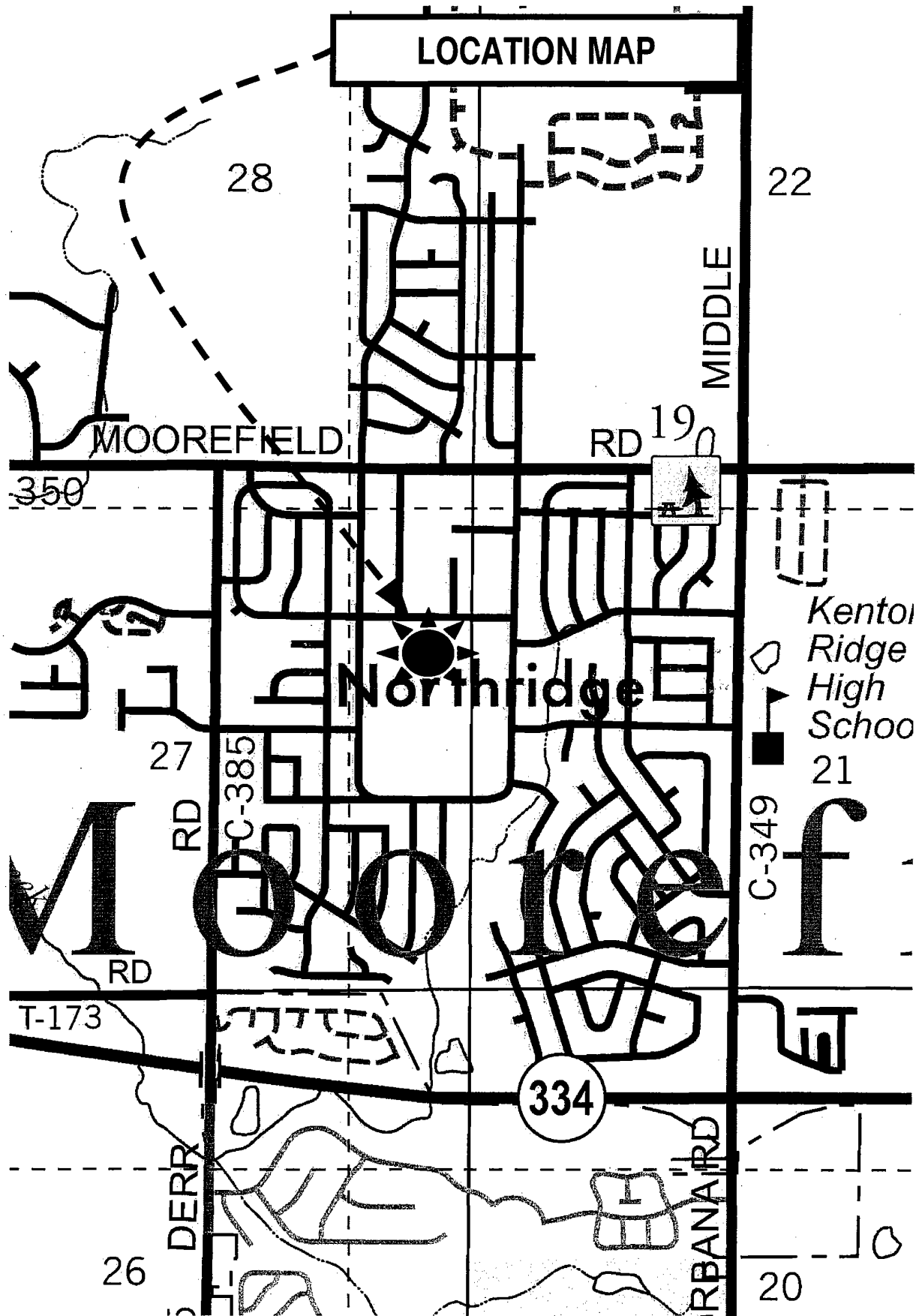
Please let me know if you have any questions or comments concerning the above.

Sincerely,



Charles W. Bauer, P.E.
Deputy Director of Utilities

cc: Director Godsey, email
Hoppes Engineering and Surveying, email
File

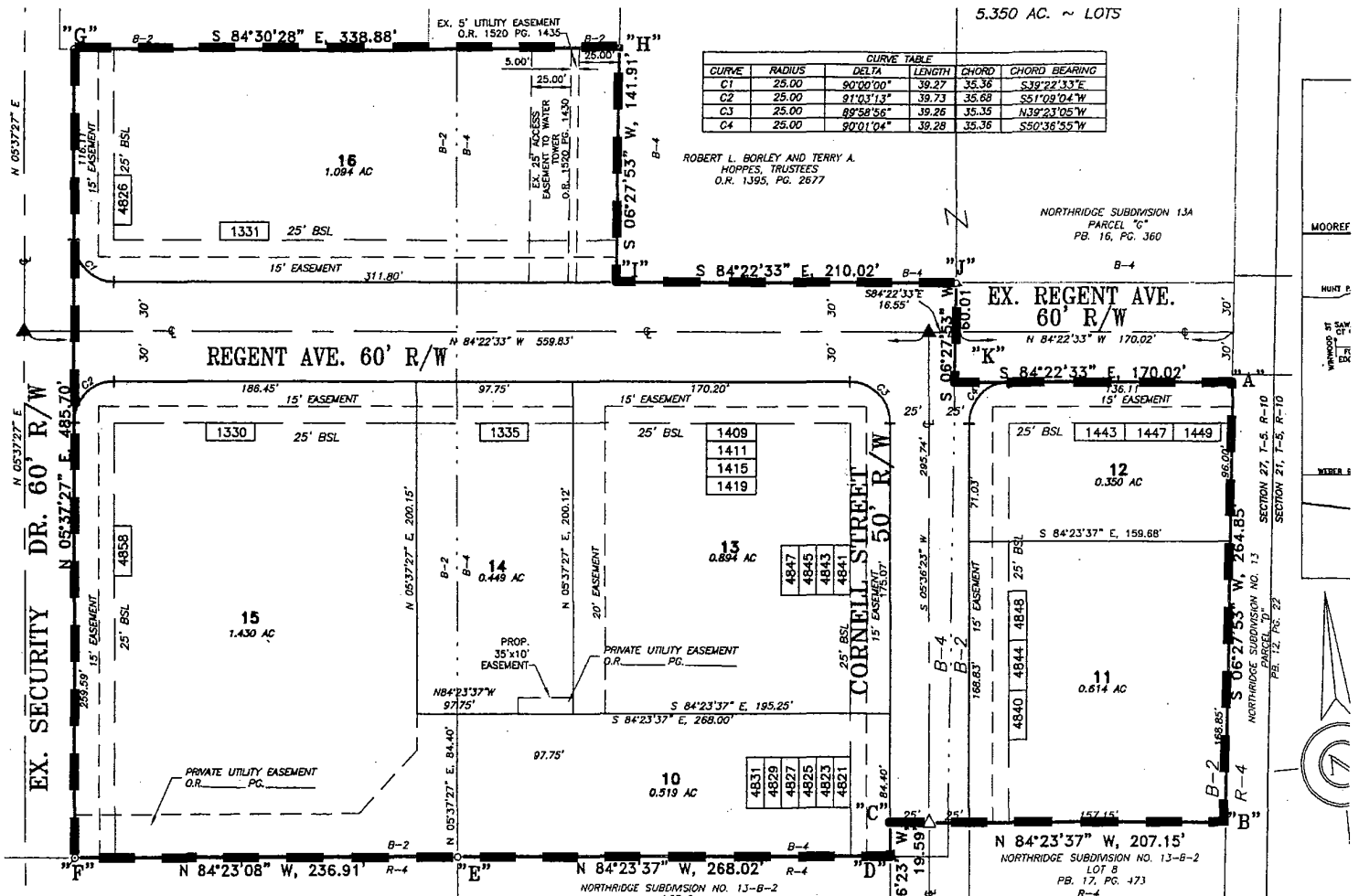


NORTHRIDGE 13-C

-

Final Plat

RECORD PLAT



Lot 10 – 6 condos (future use)

Lot 11 – 3 condos (future use)

Lot 12 – 3 condos (future use)

Lot 13 – 8 condos (future use)

Lot 14 – current commercial bldg.

Lot 15 – future commercial use

Lot 16 – future commercial use

NORTHDRIDGE 13-C

Final Plat

Rezoning Case # Z-2006-3

To: Clark Planning Commission	Date of Meeting: April 5, 2006
From: Planning Staff	Date of Report: March 27, 2006

Applicant: Freda Mills-Price

Request Action: Rezone **from - A-1** (Agriculture District)
to - B-1 (Neighborhood Business District)

Purpose: To establish an antique business

Location: 6500 Springfield-Xenia Rd.

Size: 1.12 acres

Existing Land Use: old fire house

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & scattered residential	B-2 (Community Business) A-1 (Agricultural) & R-1 (Rural Residential)
South	Young's Dairy & Agriculture	B-3 (General Business) & A-1 (Agricultural)
East	Residential, Agriculture, Springfield Airport	A-1 (Agricultural) & R-1 (Rural Residential)
West	Residential & Agriculture	A-1(Agricultural) R-1 (Rural Residential) & R-3 (Single- & Two Family Residential)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone the property located at 6500 Springfield Xenia Road from A-1 Agricultural zoning to B-1, Business zoning for an antique business. There is an existing building and separate parking area located off W. Jackson Road on site presently.

Access to a major roadway (Springfield Xenia) is not directly available, but access via W. Jackson Road to the existing building and parking lot is available. Changes or modifications to property may require the applicant to secure an access permit from ODOT for Springfield Xenia, or from the County Engineer for access issues related to Jackson Road. No additional curb cuts are recommended at this time.

Drainage appear adequate under the present use, however if additional buildings or parking areas, are planned that exceed ½ acre, consideration must be given for the development of storm water facilities to address accelerated runoff and erosion control issues. Based upon our review of access and drainage, there are no objections to the requested change, provided the application is in compliance with the requested use.

(See March 15, 2006 letter)

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The applicant recently purchased this old fire house, which is a concrete block building; and wishes to convert into an antique business. Property immediately to the north is zoned B-2 and property immediately to the south is zoned B-3 (Young's Dairy).

RECOMMENDATION

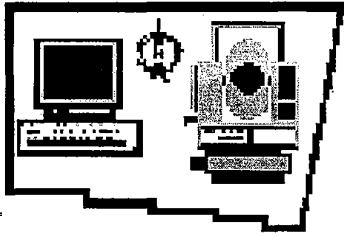
The Staff recommends approval of rezoning to B-1.

Attachments:

County Engineer's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 15 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-3**
1+ acres from A-1 to B-1
6500 Springfield Xenia Road

Mr. Tritle,

The County Engineer has reviewed the request to rezone the property located at 6500 Springfield Xenia Road from A-1 Agricultural zoning to B-1, Business zoning for an antique business. There is an existing building and separate parking area located off W. Jackson Road on site presently.

Access to a major roadway (Springfield Xenia) is not directly available, but access via W. Jackson Road to the existing building and parking lot is available. Changes or modifications to property may require the applicant to secure an access permit from ODOT for Springfield Xenia, or from the County Engineer for access issues related to Jackson Road. No additional curb cuts are recommended at this time.

Drainage appear adequate under the present use, however if additional buildings or parking areas, are planned that exceed ½ acre, consideration must be given for the development of storm water facilities to address accelerated runoff and erosion control issues.

Based upon our review of access and drainage, there are no objections to the requested change, provided the application is in compliance with the requested use.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer

LOCATION MAP

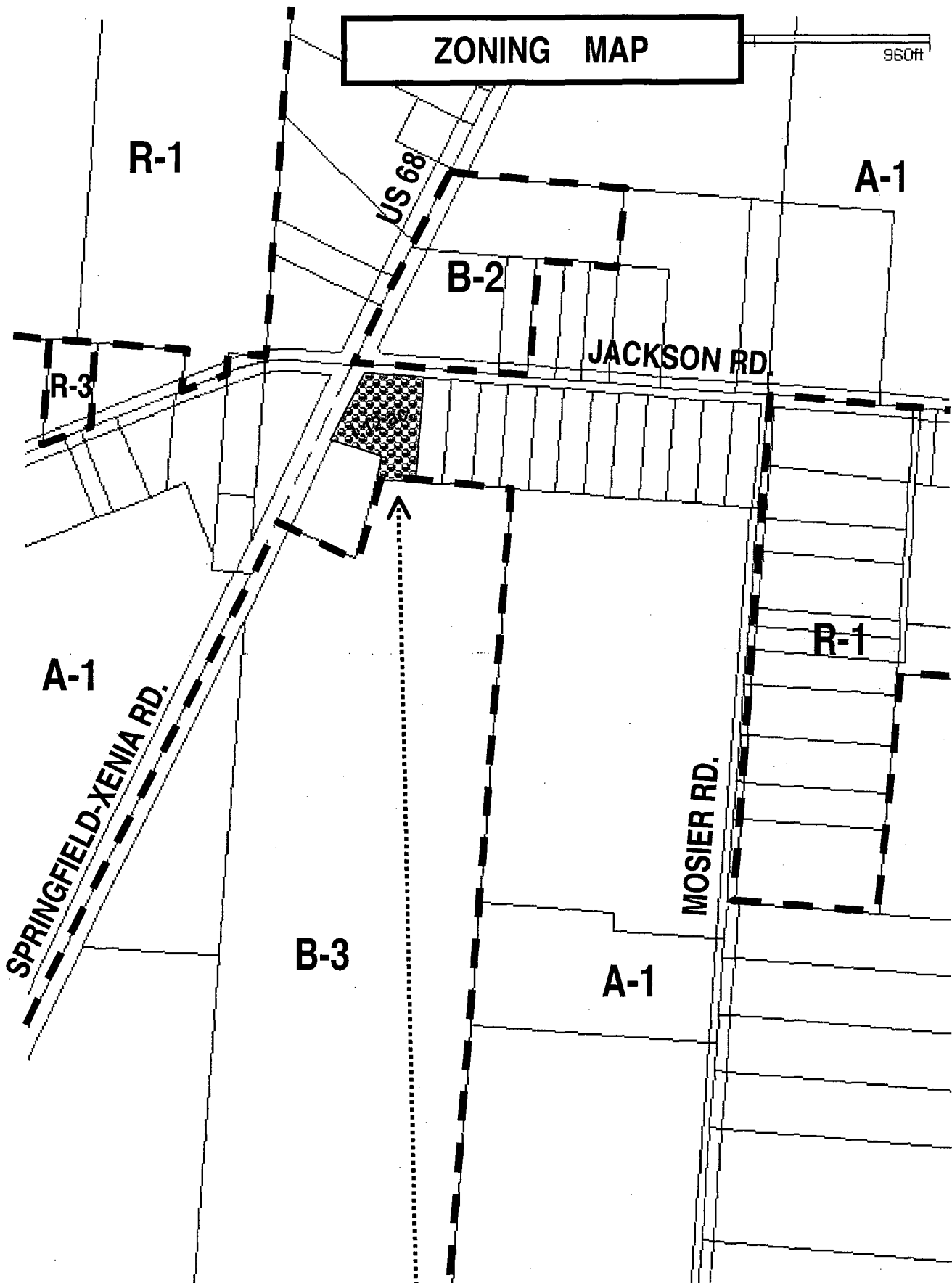
Map showing the location of Springfield, Ohio, and surrounding areas. Key features include:

- Highways:** US-68, US-794, C-323, C-324, T-136, T-137, T-67, T-142, T-143, T-72, T-75, T-335.
- Localities:** Springfield, Hustead, Tecumseh Estates, Peacock Acres, Rocky Lakes Golf Course.
- Airport:** Springfield-Beckley Municipal Airport.
- Counties:** Clark Co., Greene Co.
- Other Labels:** Quail Hollow, Westcliff, Tifany Acres, Hustead Sch, Airpark Ohio, Terminal, Ohio Air National Guard, Tanager Rd, Mosier Rd, Chick Saw Ave, Manete St, Greenfield Dr, Blee, West, Jackson, Tanager Rd, T-335, T-75, T-72, T-143, C-323, C-324, T-136, T-137, T-67, T-142, T-143, T-72, T-75, T-335.

A-1 to B-1

6500 Springfield-Xenia Rd.

Mad River Twp.



REZONING CASE #Z-2006-3

A-1 to B-1

1 ac.

6500 Springfield-Xenia Rd.

Mad River Twp.

Rezoning Case # Z-2006-5 & Z-2006-6

To: Clark Planning Commission	Date of Meeting: April 5, 2006
From: Planning Staff	Date of Report: March 27, 2006

Applicant: Doug Joos (Z-2006-5)
Brenda Gregory (Z-2006-6)

Request Action: Rezone **from - A-1** (Agriculture District)
to - AR-5, AR-10, AR-25 (Agricultural/Residential District)

Purpose: To split 18.29 ac. out of 37.19 ac. tract

Location: 5955 S. Pitchin Rd. & adjoining property

Size: 57 acres (Z-2006-5)
3.72 acres (Z-2006-6)

Existing Land Use: Residential & agricultural

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & Residential	A-1 (Agricultural) & R-1 (Rural Residential)
South	Agriculture & scattered Residential	A-1 (Agricultural)
East	Agriculture & scattered Residential	A-1 (Agricultural)
West	Agriculture & scattered Residential	A-1(Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted. These two cases are contained within one report as they are part of a combined lot reconfiguration and go hand-in-hand for overall approval as you will note by the attached map.

REPORTS FROM OTHER AGENCIES

County Engineer (Rezoning Case Z-2006-5)

The County Engineer has reviewed the request to rezone part of 109.49 acres located near 5955 S. Pitchin Road from A-1 Agricultural zoning to AR-5, AR-10 & AR-25 Agricultural Residential zoning to facilitate subdividing the farm. There are no existing dwellings located on the property, which is presently serviced by a field drive off S. Pitchin Road.

Access to a public roadway (S. Pitchin Road) is directly available, however separate drive permits would be required from the Clark County Engineer for each location.

Drainage appears adequate under the present agricultural use, with the site rolling topography which drains towards the west and the North Fork of the Little Miami floodplain below.

Based upon our review of access and drainage, there are no objections to the requested change.

County Engineer
(Rezoning Case Z-2006-6)

The County Engineer has reviewed the request to rezone part of 109.49 acres located near 5955 S. Pitchin Road from A-1 Agricultural zoning to AR-5 Agricultural Residential zoning to facilitate attaching additional acreage to the existing 3.72 acre tract of record. There is an existing dwellings located on the 3.72 acre tract, which is presently serviced by a private drive off S. Pitchin Road.

Access to a public roadway (S. Pitchin Road) is directly available, via the private drive. No additional entrances are recommended, for the tract.

Drainage appears adequate under the present agricultural use, with the site topography rolling towards the west and the North Fork of the Little Miami floodplain below.

Based upon our review of access and drainage, there are no objections to the requested change.
(See March 15, 2006 letters)

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

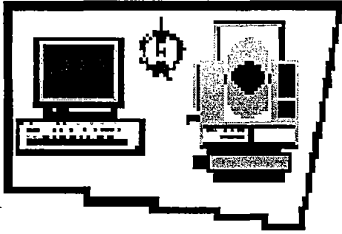
The applicant, Doug Joos, wishes to divide 109 acres he purchased recently. This will consist of two 11+ ac lots (**AR-10**) and a 28 acre lot (**AR-25**). The other applicant, Brenda Gregory currently owns a 3.72 acre lot and will be purchasing about 2.5 additional acres from Mr. Joos for a new lot size of about 6 acres (**AR-5**). The remaining 50 acres is being sold to Little Miami Inc. and does not need to be rezoned.

RECOMMENDATION

The Staff recommends approval of both rezoning cases as follows

- Z-2006-5** = two 11 acre lots (AR-10); one 28 acre lot (AR-25); & part of the 6 acres (AR-5)
- Z-2006-6** = current lot of 3.72 acres (AR-5) which will also include additional Joos acreage

Attachments:
County Engineer's letters
Location Map
Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 15, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-5**
50+ acres from A-1 to AR-5, AR 10 & AR-25
5955 S. Pitchin Road (closest address)

Mr. Tritle,

The County Engineer has reviewed the request to rezone part of 109.49 acres located near 5955 S. Pitchin Road from A-1 Agricultural zoning to AR-5, AR-10 & AR-25 Agricultural Residential zoning to facilitate subdividing the farm. There are no existing dwellings located on the property, which is presently serviced by a field drive off S. Pitchin Road.

Access to a public roadway (S. Pitchin Road) is directly available, however separate drive permits would be required from the Clark County Engineer for each location.

Drainage appears adequate under the present agricultural use, with the site rolling topography which drains towards the west and the North Fork of the Little Miami floodplain below.

Based upon our review of access and drainage, there are no objections to the requested change.

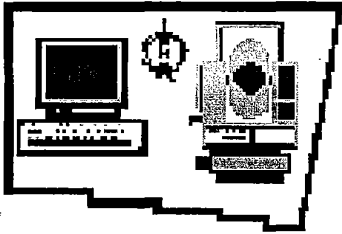
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

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www.clarkcountyohio.gov/engineer

March 15, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-6**
5+ acres from A-1 to AR-5
5955 S. Pitchin Road

Mr. Tritle,

The County Engineer has reviewed the request to rezone part of 109.49 acres located near 5955 S. Pitchin Road from A-1 Agricultural zoning to AR-5 Agricultural Residential zoning to facilitate attaching additional acreage to the existing 3.72 acre tract of record. There is an existing dwellings located on the 3.72 acre tract, which is presently serviced by a private drive off S. Pitchin Road.

Access to a public roadway (S. Pitchin Road) is directly available, via the private drive. No additional entrances are recommended, for the tract.

Drainage appears adequate under the present agricultural use, with the site topography rolling towards the west and the North Fork of the Little Miami floodplain below.

Based upon our review of access and drainage, there are no objections to the requested change.

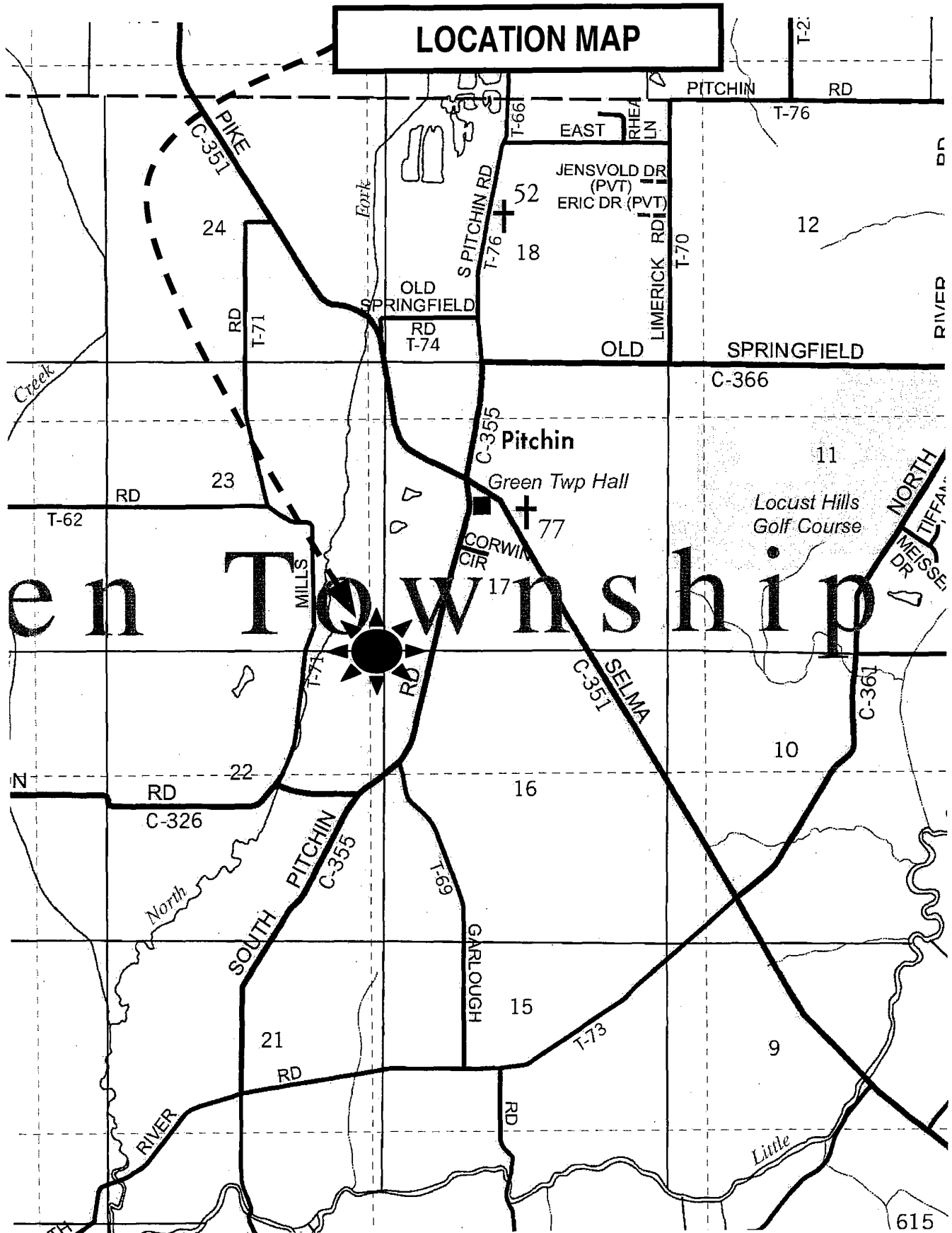
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

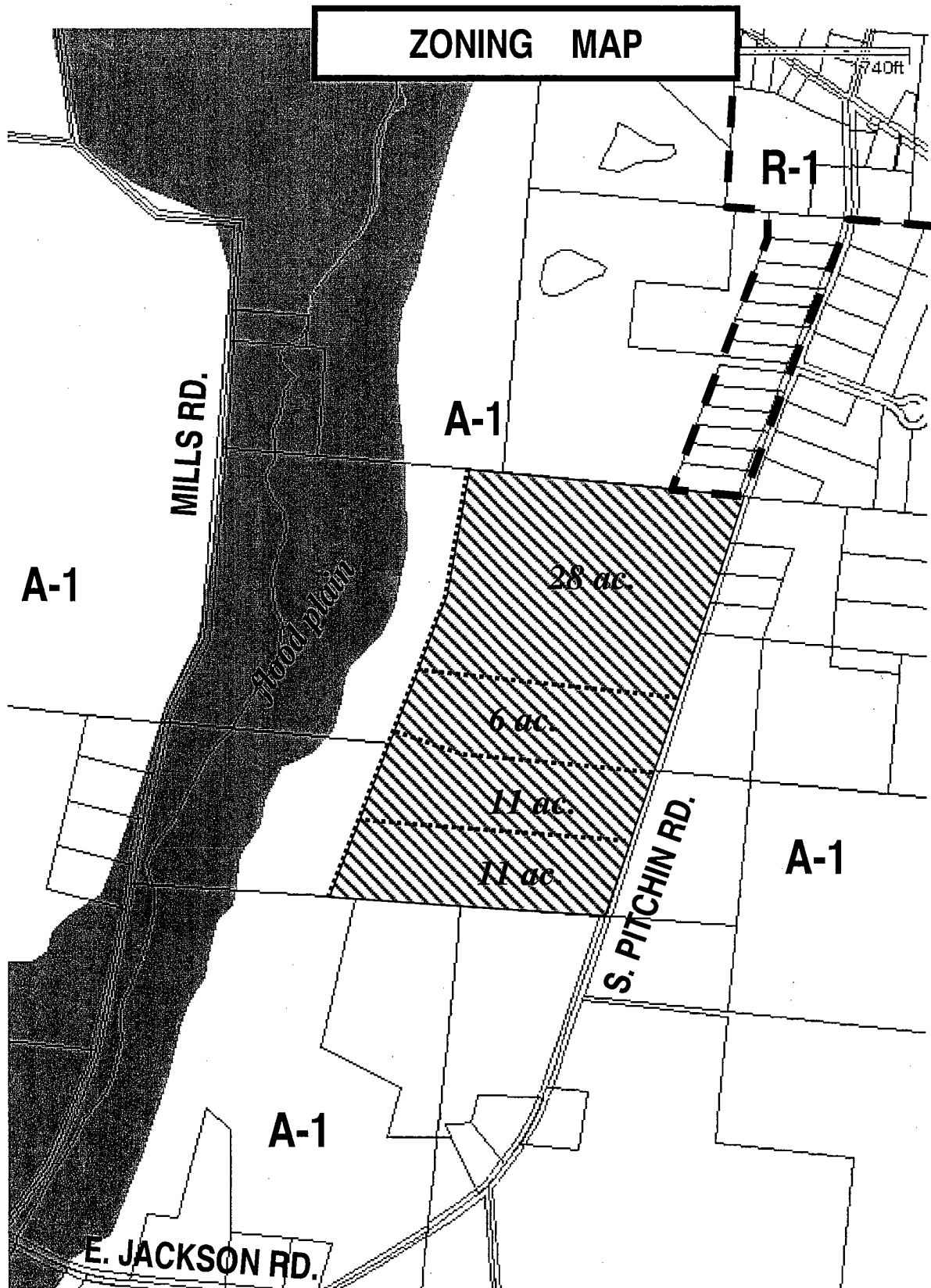
Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



REZONING CASE #Z-2006-5 & Z-2006-6
A-1 to AR-5, AR-10, & AR-25

5955 S. Pitchin Rd.
60 ac.
GreenTwp.



REZONING CASE #Z-2006-5 & Z-2006-6	5955 S. Pitchin Rd.
A-1 to AR-5, AR-10, & AR-25	60 ac. GreenTwp.

Rezoning Case # Z-2006-7

To: Clark Planning Commission	Date of Meeting: April 5, 2006
From: Planning Staff	Date of Report: March 27, 2006

Applicant: Estate of Jacob Metz & F. William Nachtrieb

Request Action: Rezone **from - A-1** (Agriculture District)
to - AR-10 (Agricultural/Residential District)

Purpose: To split 18.935 ac. out of 104.14 acres

Location: southeast corner of I-70 and Houston Pk.

Size: 18.935

Existing Land Use: agricultural

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & scattered residential	A-1 (Agricultural) & R-1 (Rural Residential)
South	Agriculture & Residential	A-1 (Agricultural) & R-1 (Rural Residential)
East	Agriculture	A-1 (Agricultural)
West	Agriculture	A-1(Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone 18.93 acres located near the southeast corner of the intersection of Houston Pike and Interstate 70, from A-1 Agricultural zoning to AR-10 Agricultural Residential zoning to facilitate subdividing the parcel from the residue tract.. There are no existing dwellings located on the property, which is presently serviced by a field drive off the south end of the property.

Access to a public roadway (Houston Pike) is directly available at the field drive location. Any changes in location would require the owner to secure a permit from the County Engineer.

Drainage appears fair under the present agricultural use, with a distinct open channel carrying surface water across the property. The area along the drainage courses is not suitable for development purposes.

Based upon our review of access and drainage, there are no objections to the requested change.
(See March 15, 2006 letter)

Planning Department

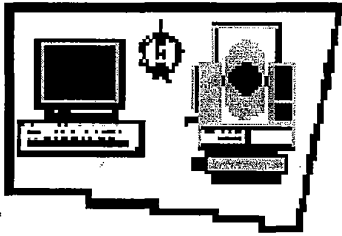
This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The parent parcel is 104 acres. This portion is separated by Houston Pike from the rest of the acreage. The applicant wishes to divide this 18 acres from the rest of the tract.

RECOMMENDATION

The Staff recommends approval of rezoning 18.935 acres to AR-10.

Attachments:
County Engineer's letter
Location Map
Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 15, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tittle, Planner

Re: **Rezoning Request Z-2006-7**
18.93 acres from A-1 to AR 10
Southeast corner of Houston Pike @ I-70

Mr. Tittle,

The County Engineer has reviewed the request to rezone 18.93 acres located near the southeast corner of the intersection of Houston Pike and Interstate 70, from A-1 Agricultural zoning to AR-10 Agricultural Residential zoning to facilitate subdividing the parcel from the residue tract. There are no existing dwellings located on the property, which is presently serviced by a field drive off the south end of the property.

Access to a public roadway (Houston Pike) is directly available at the field drive location. Any changes in location would require the owner to secure a permit from the County Engineer.

Drainage appears fair under the present agricultural use, with a distinct open channel carrying surface water across the property. The area along the drainage courses is not suitable for development purposes.

Based upon our review of access and drainage, there are no objections to the requested change.

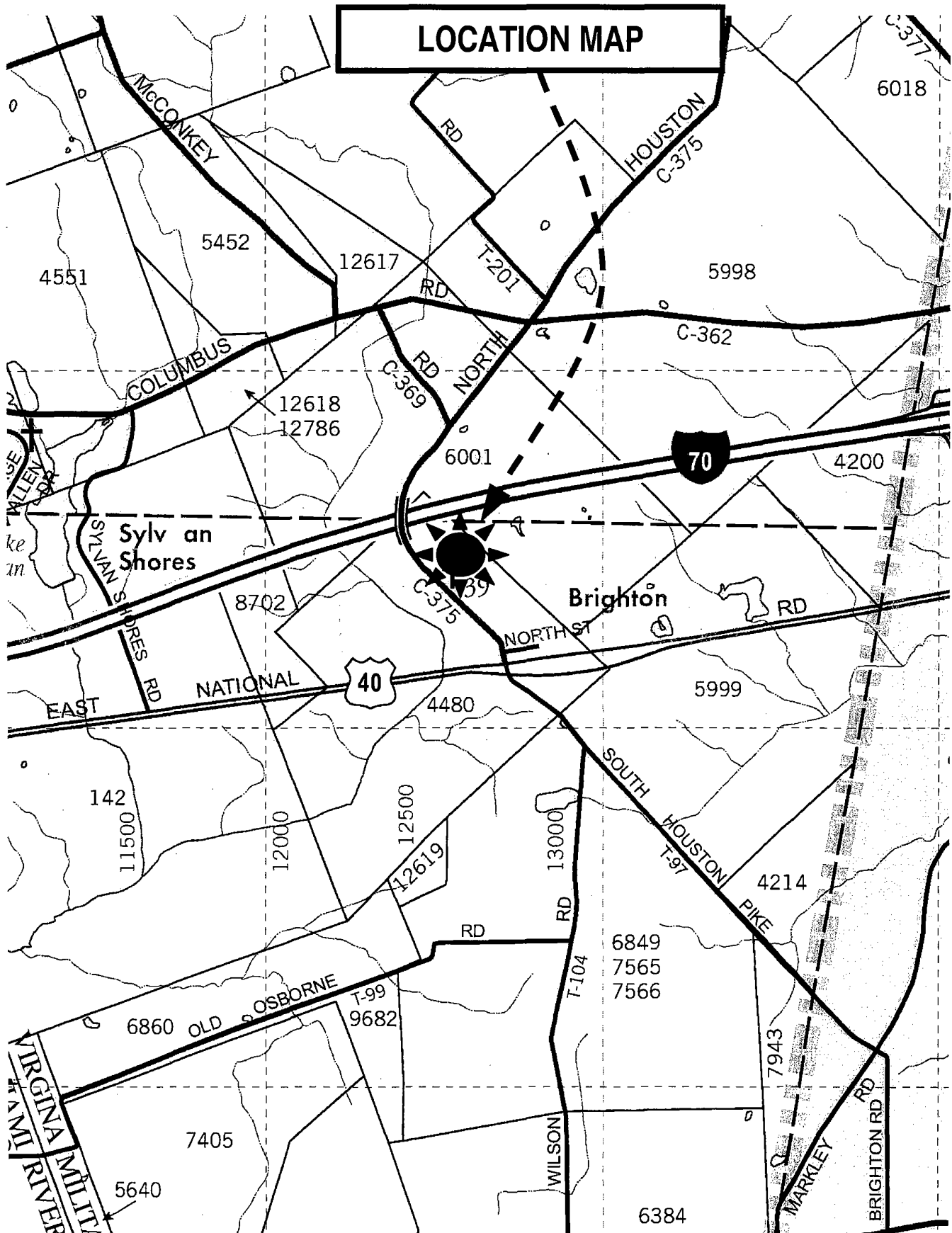
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

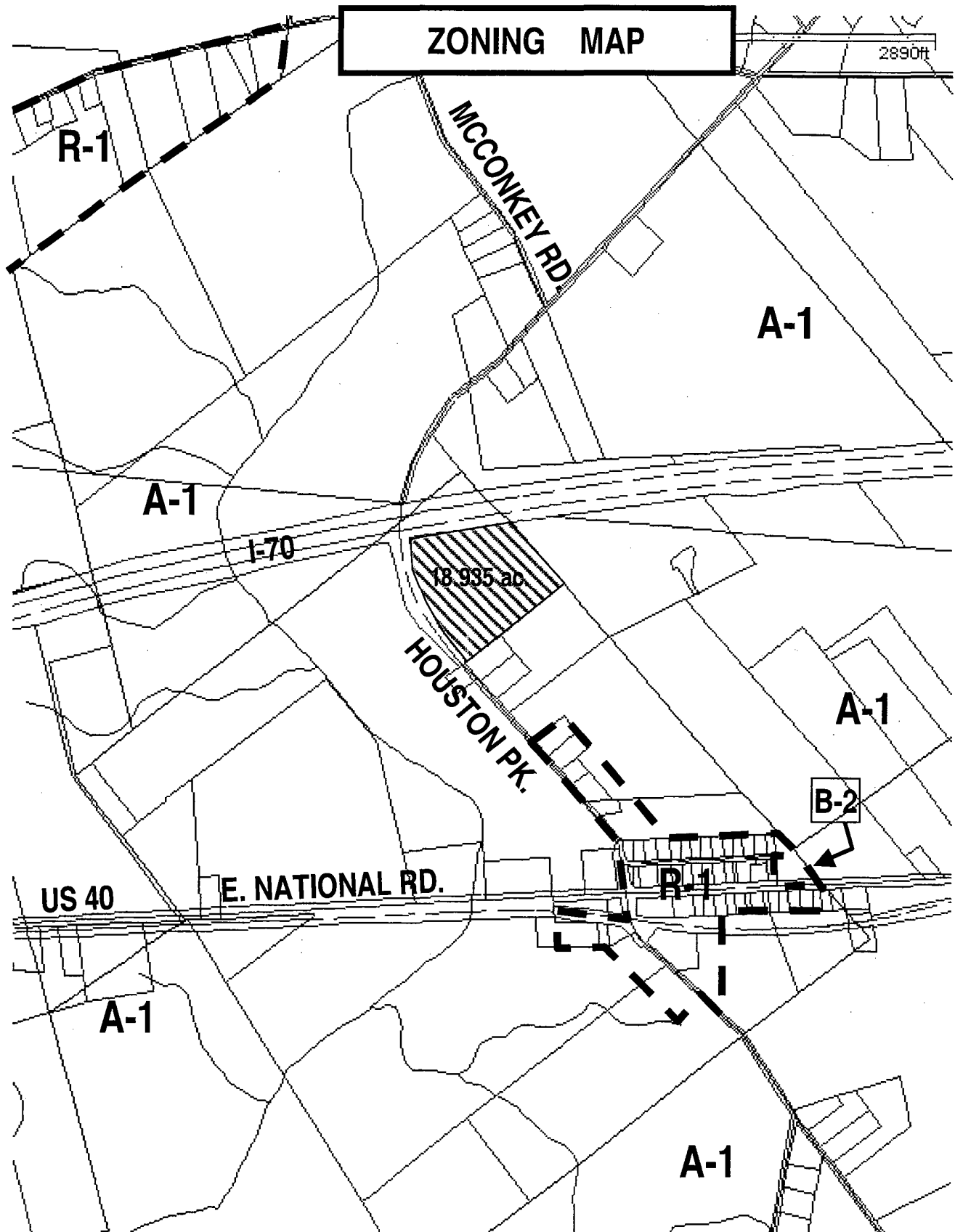
Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



REZONING CASE #Z-2006-7 southeast corner I-70 & Houston Pk.
A-1 to AR-10 18.935 ac. Harmony Twp.



REZONING CASE #Z-2006-7	southeast corner I-70 & Houston Pk.
A-1 to AR-10	18.935 ac. Harmony Twp.

Rezoning Case # Z-2006-8

To: Clark Planning Commission	Date of Meeting: April 5, 2006
From: Planning Staff	Date of Report: March 27, 2006

Applicant: Thomas A. Bennett

Request Action: Rezone **from - A-1** (Agriculture District)
to - AR-10 (Agricultural/Residential District)

Purpose: To split 10.011 ac. out of 102.81 acres

Location: 5335 E. County Line Rd.

Size: 10.011

Existing Land Use: agricultural

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture	(Champaign County)
South	Agriculture	A-1 (Agricultural)
East	Agriculture	A-1 (Agricultural)
West	Agriculture & Residential	A-1(Agricultural)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone 10+ acres located near the 5335 E. County Line Road, from A-1 Agricultural zoning to AR-10 Agricultural Residential zoning to facilitate subdividing the parcel from the residue tract... There are no existing dwellings located on the property, which is presently serviced by a field drive off the east end of the property.

Access to a public roadway (E. County Line) is directly available at the field drive location. It is recommended to restrict access to the existing field drive location, due to the steep grade of the roadway, west of the drive. In addition, the applicant should be required to clear the brushy growth and trees along the frontage of the proposed 10 acre tract, to improve sight visibility.

The drainage appears satisfactory, considering the property is heavily wooded. There is sufficient relief within the tract to provide adequate drainage for a residential building site, given proper sighting.

Based upon our review of access and drainage, there are no objections to the requested change.
(See March 14, 2006 letter)

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The parent parcel is 102 acres. The applicant wishes to split this 10 acres for a residential building site.

RECOMMENDATION

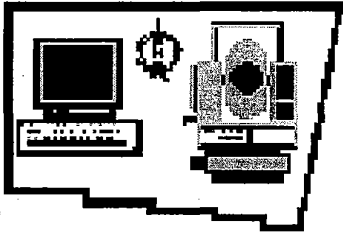
The Staff recommends approval of rezoning 10.011 acres to AR-10.

Attachments:

County Engineer's letter

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 14, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-8**
10+ acres from A-1 to AR 10
5335 E. County Line Road

Mr. Tritle,

The County Engineer has reviewed the request to rezone 10+ acres located near the 5335 E. County Line Road, from A-1 Agricultural zoning to AR-10 Agricultural Residential zoning to facilitate subdividing the parcel from the residue tract... There are no existing dwellings located on the property, which is presently serviced by a field drive off the east end of the property.

Access to a public roadway (E. County Line) is directly available at the field drive location. It recommended to restrict access to the existing field drive location, due to the steep grade of the roadway, west of the drive. In addition, the applicant should be required to clear the brushy growth and trees along the frontage of the proposed 10 acre tract, to improve sight visibility.

The drainage appears satisfactory, considering the property is heavily wooded. There is sufficient relief within the tract to provide adequate drainage for a residential building site, given proper sighting.

Based upon our review of access and drainage, there are no objections to the requested change.

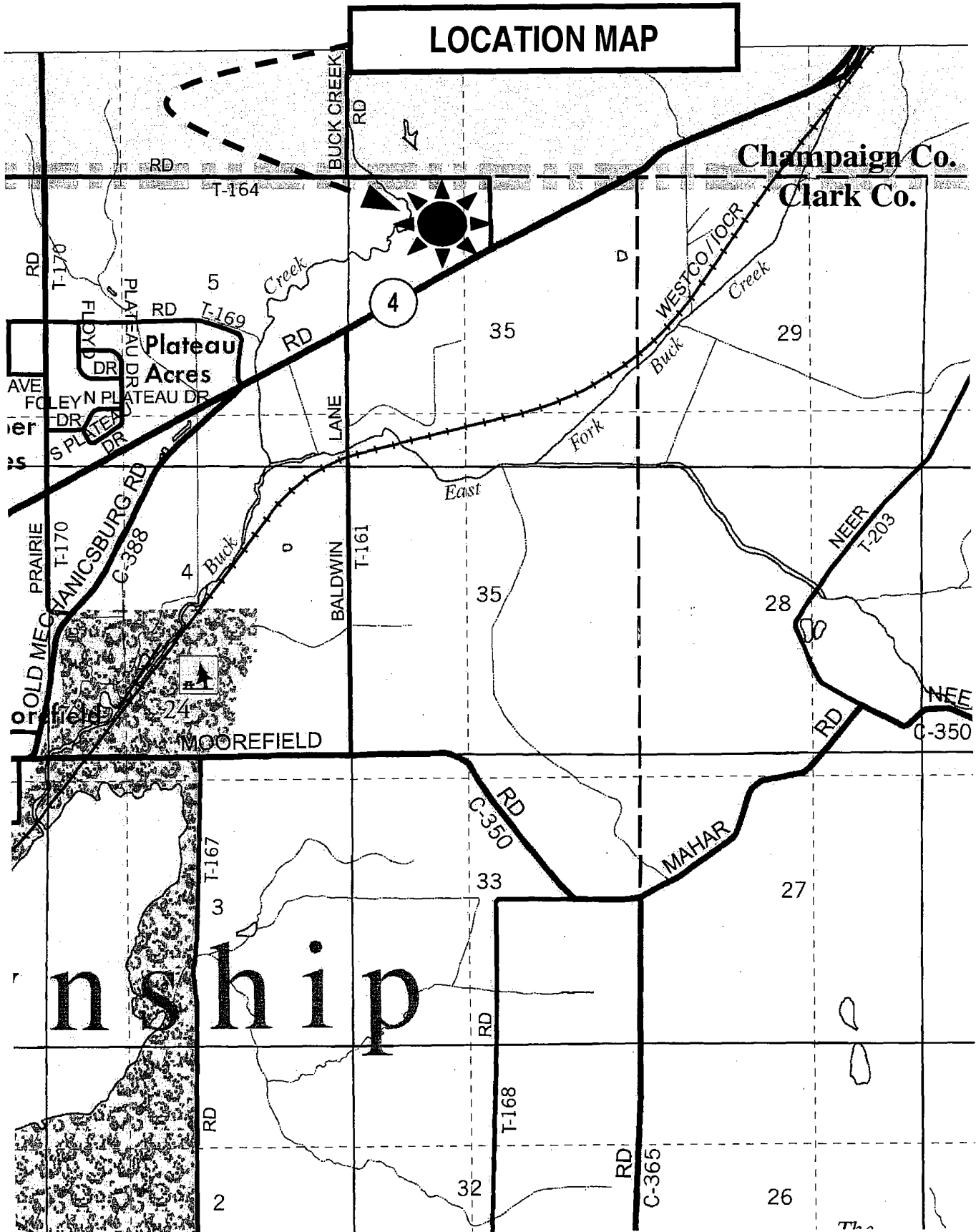
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
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Shayne Gray – GIS/CAD Coordinator
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Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



REZONING CASE #Z-2006-8

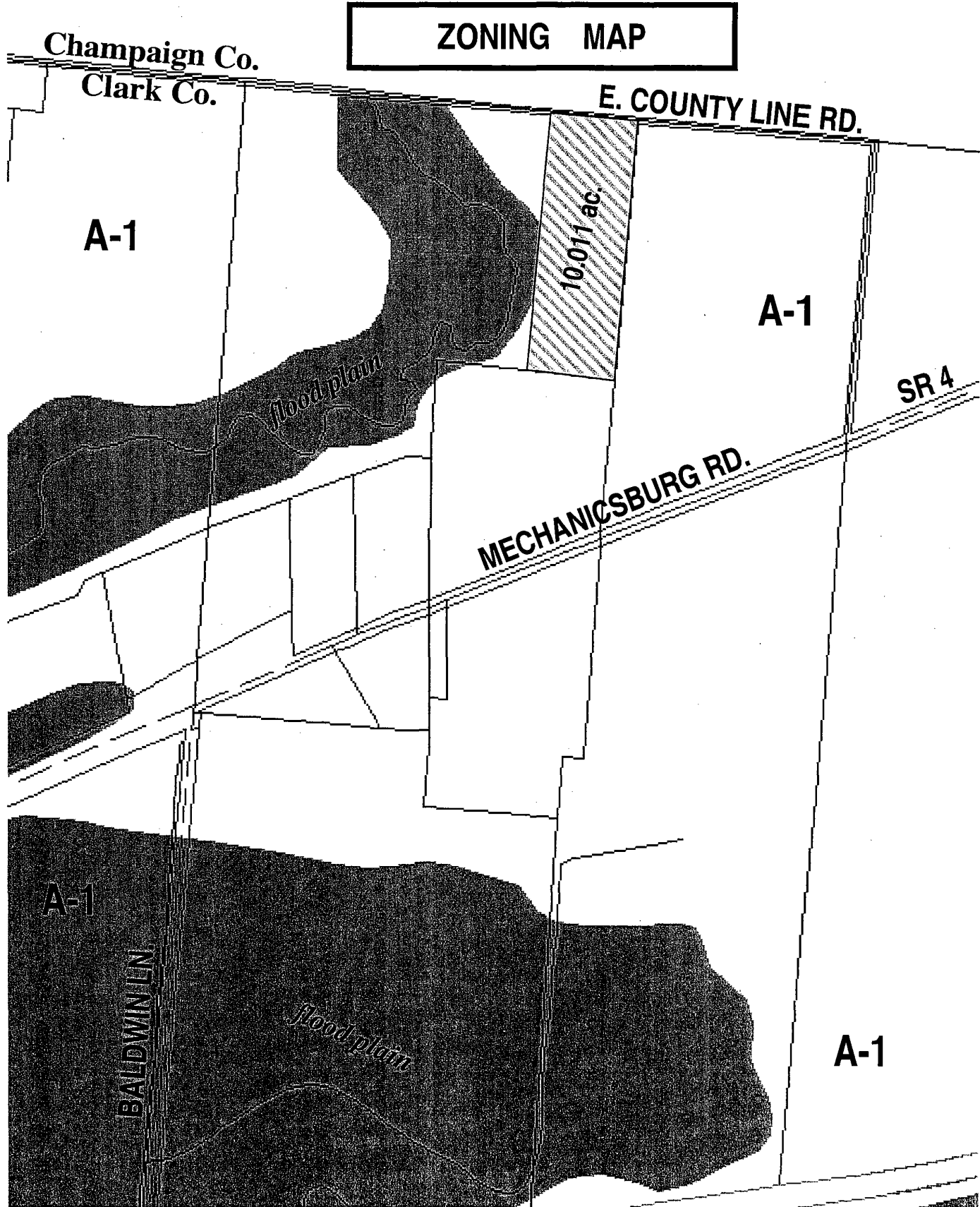
A-1 to AR-10

10.011 ac.

5335 E. County Line Rd.

Moorefield Twp.

ZONING MAP



REZONING CASE #Z-2006-8

A-1 to AR-10

10.011 ac.

5335 E. County Line Rd.

Moorefield Twp.

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	N	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted) N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-In Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)